

MADRON PARISH COUNCIL

www.madron.org

Chairman: Councillor Mr Vic Peake

Clerk to the Council
Jodie Ellis
Tel: 07855774357
E-mail madronpcclerk@hotmail.com

Trannack Farm
St Erth
Hayle
TR27 6ET

22/21

Ordinary Meeting of Madron Parish Council held at Landithy Hall on Thursday 05th August 2021, at 7.30pm

Present:

Cllr V. Peake (Chairman)
Cllr. Roy Mann
Cllr. H. Eddy
Cllr. M. Scoble
Cllr. A. England
Cllr. Richard Mann

Cllr. Mrs. C. Roberts (Vice-Chairman)
Cllr. Mrs. L. Phillips
Cllr. S. Bates
Cllr. S. Clackworthy
Cllr. S. Elliott

Clerk Mrs J.L. Ellis, Cornwall Councillor Andrew George and one member of the public.

1. Apologies – Were received from Cllr Burrows

2. Acceptance of Minutes - The minutes of the Ordinary Parish Council Meeting held on the 01st July 2021 were unanimously agreed.

3. Declarations of interest in items on this agenda – Cllrs Richard and Roy Mann in PA21/06118.

4. Dispensations – None Received.

5. Public Participation – A resident of Newmill spoke about the issue of Japanese Knotweed between Newmill and Trevaylor Stream, and the need for a co-ordinated joint approach to eradicate this invasive species. It was noted that all areas known to this council have been identified to CC and they are dealing with all but two of the areas. It was agreed that a survey of the area to identify all of the areas where it is present would be useful. Clerk to contact Cornwall Landscape Partnership Trust to see if they are able to carry this out on the parish council's behalf.

6. Chairman's Comments – Cllr Peake had nothing to report.

7. Councillor's Questions and Comments - (24 hours notice to clerk advisable)

Wishing well is in need of trimming and rubbish / tyre removal, clerk to report.

Strawberry Lane – Cllr Roberts spoke to the landowner who does not want to go down the route of opening up a path in the field as it does not lead to any other path.

Madron Fore street potholes are now in such a condition that the entire road will need re-surfacing – clerk to contact highways.

Cllr Roy Mann advised that he attended training on bench marking clerk's salaries, all Cllrs voted to carry this out for Madron's clerk with the staffing committee.

It was noted that Ludgvan neighbourhood plan had passed the referendum.

Cllr England advised the national planning policy framework has been updated to look for greater emphasis on design and community involvement.

8. Comments from Cornwall Councillors – Cornwall Councillor Andrew George advised that the government are looking at a governance review on boundaries. A review is taking place to look at the possibility of 20mph speed limits being adopted in all built up areas. The community network panel are looking into the issues at Greenburrow and Ding Dong with motorbikes and tyres.

9. Planning – Applications

PA21/05995 - The Studio Tremearne Heamoor Penzance - Detached cabin on site of former shed. It was RESOLVED to support the application.

PA21/06059 - Little Rosemorran Road from Popworks Hill to Helnoweth Gulval TR20 8YP - Domestic upgrading.

It was agreed there are no objections.

Cllrs Richard and Roy Mann left the meeting.

PA21/06118 - Land at Trezelah Gulval Penzance Cornwall - Erection of an agricultural building for livestock housing. It was RESOLVED to support the application as long as the development is kept a minimum of 1 metre from the adjacent hedgerow boundary and that details of hedgerow protection during construction should be conditioned and to also allow screening of the development.

Cllrs Richard and Roy Mann returned to the meeting.

PA21/04488 - Tregoddick Farm Vingoies Lane Madron Penzance - Outline planning permission with all matters Reserved development of up to 17 dwellings. It was RESOLVED to object to the application on the basis that whilst it is accepted that the proposal is outline only, the illustrative layout, designs and associated number of units proposed are considered to be unacceptable. The application does not provide sufficient information to demonstrate that the development can be accommodated without harm to the character and appearance of the area and would be contrary to the National Planning Policy Framework July 2021. The proposal is also contrary to the policies of the emerging Madron Neighbourhood Plan. The Madron Parish Neighbourhood Development Plan is now with Cornwall Council for its informal assessment and SEA screening opinion. As such it should now be a consideration in the assessment of the application.

The Plan reflects the views of the community as expressed through a number of consultations and provides a detailed justification for the policy statements that concern the Tregoddick site. Policy H1 sets a development boundary around Madron village and places the Tregoddick site inside the boundary as site A, one of two sites identified as development sites, the other site being site B, the brownfield site of the old Penzance Union Workhouse. Policy H2, Housing Mix of Tenure, sets the preferred provision of housing on these sites as:

On Site A, open market dwellings, to a maximum of 8 units and limited to 2 story, with some bungalows/assisted living units in the mix, is the preferred choice.

On Site B, a mix of open market, affordable housing, and assisted living units is preferred.

If Cornwall Council is minded to approve we wish to highlight that in refusing the last application the lack of off-site improvements to public open space was part of the refusal reason. Madron Parish Council are responsible for maintaining the main public open space in the form of King George V playing Field and would be open to receiving a financial contribution via a Section 106 agreement to help improve the facility.

PA21/04672 – The Garage, Rosemorran, Manor House, Gulval – Erection of garage – Retrospective. It was RESOLVED to support the application.

PA21/04673 - The Garage, Rosemorran, Manor House, Gulval – Listed building consent -Erection of garage – Retrospective. It was RESOLVED to support the application.

PA21/06657 - Trenoweth Farm Road from Trevaylor to Trannack Lane Gulval TR20 8UR - Retrospective: Retention of four camping platforms. It was RESOLVED to object to the application on the basis that it is harmful to the landscape. Cllrs also noted that there appears to be a septic tank already installed on site.

Approved:

PA21/03864 -Trevaylor Manor Nursing Home Road From Trevaylor To Trannack Lane Gulval TR20 8UR - Application for tree works within a Tree Preservation Order: G1 - 3 x previously coppiced holly and 1 x previously coppiced laurel - recoppice - to facilitate access to and replacement of septic tank system located under concrete slab within group.

PA21/04258 Bosilliack Farmhouse Bosilliack Farm Newbridge Penzance Cornwall - Rear extensions.

PA21/04502 - Carthew Barn Newbridge Penzance Cornwall TR20 8QL - Conversion of garage to living room and shower/wc.

Any other planning matters:

PA21/05239 - King George V Playing Field Madron Penzance Cornwall - Erection of two fences (children play area boundary and a ball net).

Enforcement:

EN21/00556 - Land SSW of Gorselands, Newmill - Alleged widening of Granite Bridge – currently at enforcement Step 6.

EN20/01278 – Land NE of Carne House Stables Heamoor Penzance Cornwall TR20 8UP - Alleged erection of 4 shepherd huts – planning application this evening.

EN21/00828 - The Cottages Boskednan Newmill Penzance TR20 8XX - Alleged unauthorised stationing of two shipping containers and a shed – currently at stage 4 of the enforcement process.

EN21/00830 - Fox Farm, Gulval - Alleged unauthorised change of use of the land as a camping/caravan site – currently at stage 4 of the enforcement process.

10. Footpaths

Bridleway 104/59/1 - The Countryside Officer attended on 29 June and made all the iron pins safe. A work instruction has been written to replace the timber boards and that work is currently on programme to start 15 September 2021.

Bridleway 104/56/4 – Path is still overgrown clerk to source photos.

Stiles- Clerk noted the stiles around Madron will be repaired under the enhanced LMP scheme and clerk has asked the contractor to install the handrails on 104/5/1 as a priority.

11. Clerk's Report and Correspondence

Allotments – Clerk reported that the allotment rubbish should be cleared within a week. Clerk updated Cllrs on the possibility of an affordable housing development adjacent to the allotments which would allow for the allotments

Not being currently re-let to be relocated there. It was agreed clerk would ask someone from the affordable housing team to attend a meeting to discuss the several different developments within the village.

Handrail and speeding – Madron – Clerk has emailed highways, hopefully the speed data should be recorded in September. Response to Cllr Barry Jordan’s email – no comments.

Japanese Knotweed - the river from Mulfra into Trevaylor woods – covered under item 5.

Trafalgar 2021 – It was agreed clerk would apply for the road closure and liaise with the church wardens. Cllr Clackworthy has kindly offered to take on official duties on behalf of the parish council.

Madron parking – Clerk noted the cones on Bellair road have been moved to allow more parking spaces. It was noted someone has placed cones / buckets outside of Landithy Hall, these need to be moved as no cones should be placed outside any properties to ensure maximum parking is available.

12. Neighbourhood Development Plan – Cllr Roy Mann advised no NP meetings will be held until an update on the plan is received from CC.

13. AGAR 2020/2021 – Clerk advised that the AGAR for 2020/2021 has been amended on the advice of PKF Littlejohn who is carrying out the audit to remove the expenses and income in the playing field bank account as these are reported direct to the charity commission.

14. Finance

It was unanimously agreed and RESOLVED that the following payments be approved

Mrs Jodie Ellis, clerk	Salary	£657.60
Mrs Jodie Ellis, clerk	Office Allowance	£30.00
	Disbursements	£25.92
HMRC	Clerk Tax / NI	£48.00
Southwest Playground Safety Inspection	Play area inspection and repairs	£60.00
Biffa – standing order	Bin Emptying	£44.54
Duchy Cleaners	Pavilion Cleaning	£72.00
R Sanders	Playing Field cutting and Silver LMP Paths	£2682.95
Steven Buckland Heating	Boiler repair Feb 21	£100.00
Playing Field Account		
Source for Business	Playing Field Water	£95.73

Item 15 – Confidential page.

16. Time and Date of Next Meeting – Thursday 02nd September 2021 at 7.30pm at Landithy.